ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Alvaro A. Munoz 731 Cayce Dr. Clarksville TN 37042	NEW OWNER	MAP and PARCEL 41-3 23 and 41-3 33

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Irene T. Brandon, a widow** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alvaro A. Munoz, a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the Tenth (10th) Civil District of Davidson County, Tennessee, being Lot No. 125 and a portion of a reserved parcel, Dalemere Subdivision, Section 6, as of record in Book 3700, Page 22, Register's Office for said County, and more particularly described as follows:

Lot No. 125: Beginning at an iron pin in the southerly margin of Dalemere Drive at the common corner of Lots Nos. 125 and 126; thence 306.46 feet south 7 degrees 16' east to a concrete monument; thence 181.30 feet north 70 degrees 32' east to an iron pin; thence north 23 degrees 43' west 294 feet to an iron pin in the southerly margin of Dalemere Drive; thence westerly with said margin of said Drive 95.28 feet to the point of beginning.

Portion of Reserved Parcel: Beginning at a concrete monument, being the southwesterly corner of Lot 125, thence north 70 degrees 32' east 321.30 feet to a concrete monument, being the southeast corner of Lot No. 124; thence south 17 degrees 53' east 166.11 feet to a concrete monument (being the westerly corner of Lot No. 2, Crestmont Estates, of record in Book 4675, Page 28, Register's Office for Davidson County, Tennessee); thence north 86 degrees 18' west 350 feet more or less to a concrete monument in the southeast corner of Lot No. 126, thence north 7 degrees 16' west 27 feet to the point of beginning.

Being the same property conveyed to Herman E. Brandon and wife, Irene T. Brandon, by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 5139, Page 640, Register's Office for Davidson County, Tennessee. The said Herman E. Brandon having since died leaving Irene T. Brandon as the sole surviving tenant by the entirety.

This is property with a common address of 1309 Dalemere Drive, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for said current year being prorated and payment of same being assumed by Grantees; (2) The plan of record in Book 3700, Page 22, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 3922, Page 683, and in Book 3931, Page 652, said Register's Office; (3) Deed for Water Line of record in Book 4024, Page 67, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/02/01 08:23 2pgs
Fees:11.00 Taxes:92.50
20010402-0030962

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $25,000.00
[
[Subscribed and sworn before me this 29th day of March, 2001.
[
[My Commission Expires: 3-23-2002

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **March, 2001**.

Irene T. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Irene T. Brandon, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of March 2001.

Notary Public
My Commission Expires: 3-23-2002

File No. 0103-041.WD